

1/7/2016

Community Veterinary Clinic Inc.

Application Statement

The property at 6131 Avery Rd is currently a commercial office. We will use the property as a full service, professional veterinary office. This proposed use will serve pet owners in the expanding northwest Dublin community with high end and comprehensive veterinary care.

Our offices are open Monday through Friday from 8 am until 6 pm. We anticipate 3-4 employees working at one time, with 1-4 clients on premise at a time. We usually have 3-8 cars in our lot at a time. The property currently has 15 parking spaces.

Pets are seen by appointment. Clients enter and leave with pets on a leash or in a pet carrier. Most appointments are 30 minutes with some pets left in the hospital during the day for surgery or other procedures. Canine pets would be walked to the yard on the west side of the property beside the trash enclosure to eliminate if needed. As at our other locations, our staff monitors and cleans this area daily.

The closest neighbor with common ingress and egress is a twin office building used by an insurance agent at 6151 Avery Rd.

To the west at 6141 Avery Rd lies Automation Control Technology, a technology solutions provider for continuous process industries.

Across the street at 6124 Avery Rd is the Ohio Michigan Equipment Dealers Association, a trade association to promote the general welfare of power equipment dealers.

In relation to the Dublin Community Plan, our veterinary offices in cities like Troy and Sidney (please see www.mycommunityveterinaryclinic.com) are attractive, well maintained and professional in appearance and operation. We intend to compliment the current blended development and will be a valued part of the neighborhood community. Pet owners choose veterinary care based primarily on proximity to their residence while visibility on a main thoroughfare is central to our business success. This location on Avery Rd. ideally meets these criteria.

Legal Description

Avery Rd

Entry 3004

.422 ACRE

Parcel ID 274-00136-00

Property Owners within 150 Feet

1. 6141 Avery Rd Parcel ID 274-000047-00

Westdale Properties LLC
PO Box 3667
Dublin OH 43016

2. 6151 Avery Rd Parcel ID 274-000140-00

C2 JAG Legacy LLC
6151 Avery Rd
Dublin OH 43016